

**A NATURE-WRAPPED, LEGACY LIFESTYLE AWAITS YOU
IN THIS WELL-CONNECTED NEIGHBOURHOOD**



Premium Villa Plots
TONDIARPET



IDEAL FOR INDEPENDENT HOMES AND
GAINFUL INVESTMENT



WE ARE REVIVING YOUR LONG-FORGOTTEN PRECIOUS DREAM

For most, owning a home is a long-cherished, unrealised distant dream that involves many sacrifices. You either forgo location advantages, or compromise on your lifestyle dreams, or end up living in a compact apartment, or pay a hefty premium to live within the city limits.

So it's a monumental milestone in one's life to own a coveted plot inside the city and even better - to build an independent home in the future and subscribe to an aspirational lifestyle.



IMAGINE YOUR FUTURE HOME AND ADDRESS IN A POLLUTION-FREE, CLEAN ENVIRONMENT

Contrary to popular belief that good plots are found outside the city, Aavaas is lush green, gated, plotted development found inside Chennai at Tondiarpet - a rapidly progressing, well-connected neighbourhood.

This pollution-free, clean environment provides the ideal green setting for a healthy lifestyle. It is close to all conveniences such as social infrastructure, schools, transportation facilities, hospitals, and everything essential.

So invest now and take the first concrete step to build your dream future home or gain tidy returns.



Streamlined Green Plots

Subscribe to a healthier, pollution-free lifestyle

Aavaas Premium Villa Plots

Total Land Area - 8.6 acres

Total Residential Plots - 169

510.64 - 3068.71 sq.ft

Total Commercial Plots - 9

1926.65 - 3994.52 sq.ft

100% UDS Value

AN INVITING, SMART GRAND ENTRANCE

- Faces a 60ft wide main road
- Three entry arches with two-way entrance-exit access
- Elevated compound wall around the property for protection and clear demarcation

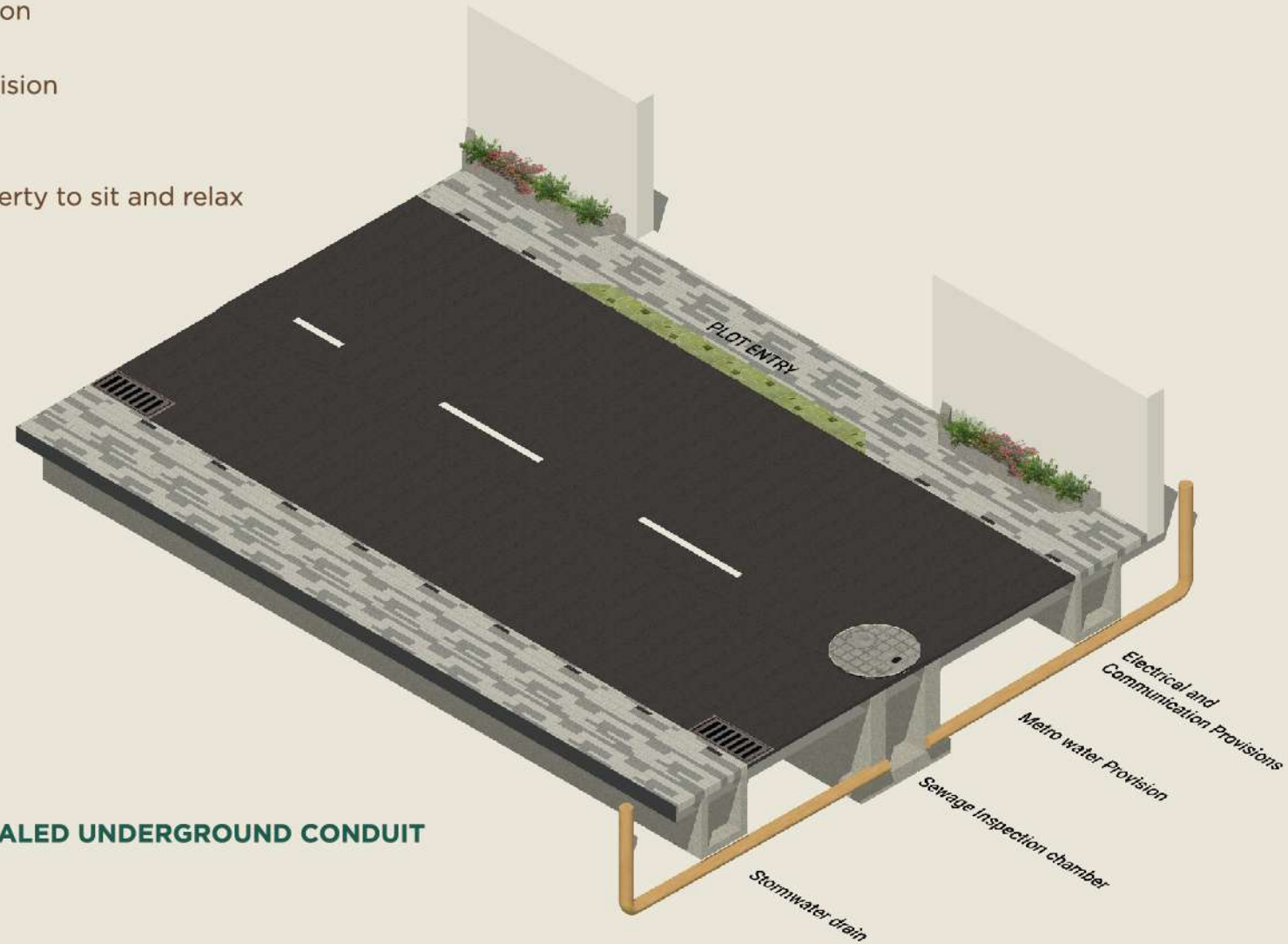


Inviting Contemporary Entrance

An entrance that tastefully blends wood, concrete, and green

ROBUST TREE-LINED SELF-SUFFICIENT PLOTS

- EB provision
- Metro water and sewage connection
- Storm water drains
- Landline/DTH/Internet cable provision
- Elevated blacktop roads
- Tree-lined avenues
- Outdoor benches across the property to sit and relax

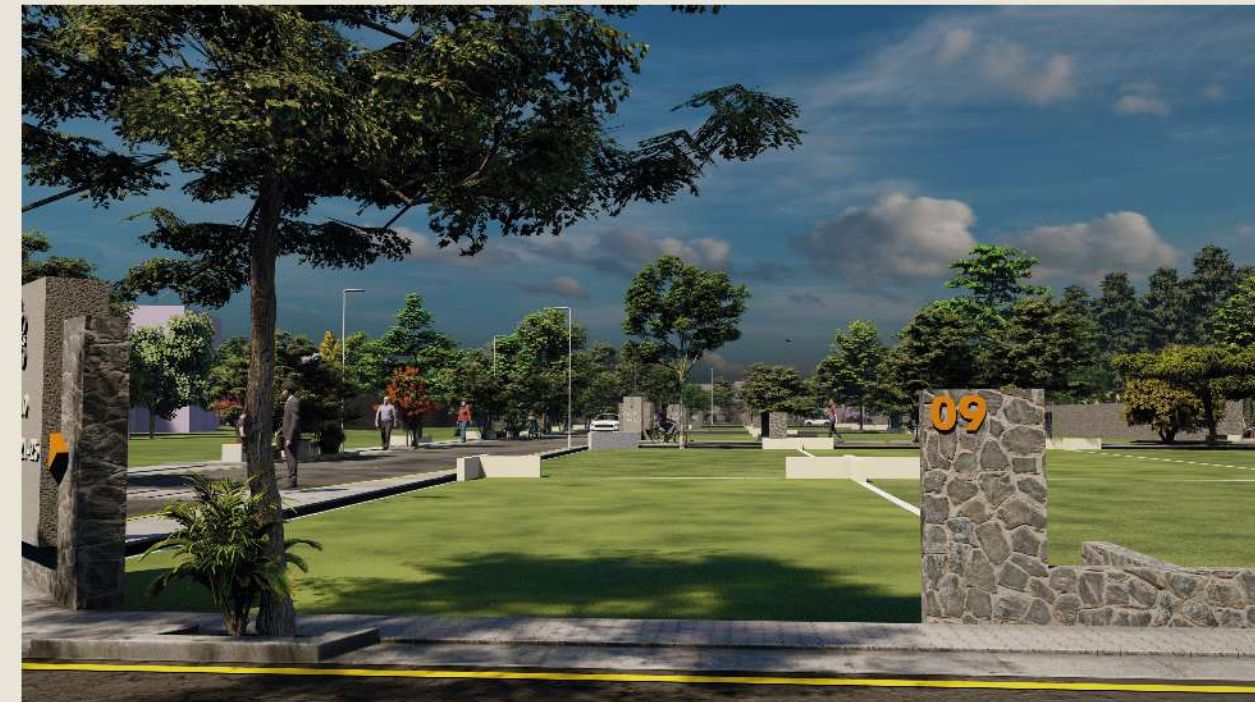


NEATLY CONCEALED UNDERGROUND CONDUIT



Prominent Street Signage

Cherish the luxury of clear and easy navigation



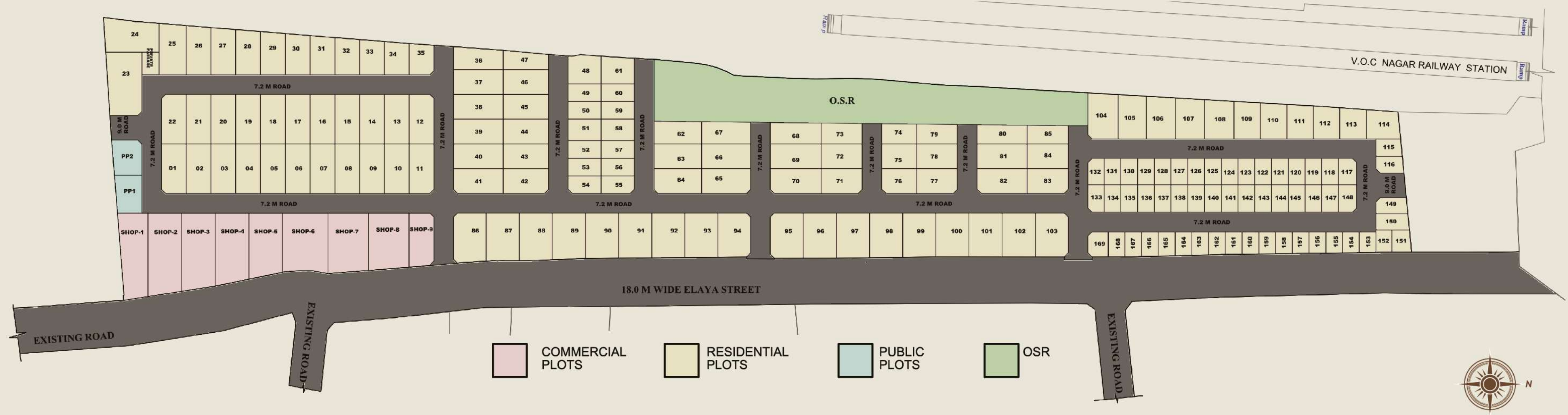
Well-Defined Plots

Prominently highlights your prestigious plot

MASTER SITE PLAN



Premium Villa Plots
TONDARPET





AREA STATEMENT

PLOT NO	PLOT DIMENSIONS	AREA (SQ.FT)
01	27'-10.5" X 57'-7"	1780.37
02	30'-0" X 60'-0"	1800.39
03	30'-0" X 60'-0"	1800.39
04	30'-0" X 60'-0"	1800.39
05	30'-0" X 60'-0"	1800.39
06	30'-0" X 60'-0"	1800.39
07	30'-0" X 60'-0"	1800.39
08	30'-0" X 60'-0"	1800.39
09	30'-0" X 60'-0"	1800.39
10	30'-0" X 60'-0"	1800.39
11	30'-0" X 60'-0"	1788.33
12	30'-0" X 60'-0"	1788.33
13	30'-0" X 60'-0"	1800.39
14	30'-0" X 60'-0"	1800.39
15	30'-0" X 60'-0"	1800.39
16	30'-0" X 60'-0"	1800.39
17	30'-0" X 60'-0"	1800.39
18	30'-0" X 60'-0"	1800.39
19	30'-0" X 60'-0"	1800.39
20	30'-0" X 60'-0"	1800.39
21	30'-0" X 60'-0"	1800.39
22	27'-10.5" X 57'-7"	1780.37
23	39'-0" X 74'-6"	3165.26
24	66'-0" X 38'-7"	3068.71
PRIVATE PASSAGE	20'-8" X 27'-4.5"	
25	32'-10.5" X 61'-0"	1999.41
26	30'-0" X 58'-5.5"	1751.30
27	30'-0" X 56'-0"	1678.54
28	30'-0" X 53'-5.5"	1605.77
29	30'-0" X 51'-1.5"	1533.12
30	30'-0" X 48'-8.5"	1460.67
31	30'-0" X 46'-3"	1388.13
32	30'-0" X 43'-10.5"	1315.58
33	30'-0" X 41'-5.5"	1243.03
34	30'-0" X 39'-0"	1170.59
35	27'-6.5" X 34'-5"	1094.05
36	60'-1.5" X 25'-7.5"	1536.56
37	60'-0" X 30'-0"	1800.39

PLOT NO	PLOT DIMENSIONS	AREA (SQ.FT)
38	60'-0" X 30'-0"	1800.39
39	60'-0" X 30'-0"	1800.39
40	60'-0" X 30'-0"	1800.39
41	57'-7" X 27'-11"	1788.33
42	57'-7" X 27'-11"	1638.17
43	55'-0" X 30'-0"	1650.34
44	55'-0" X 30'-0"	1650.34
45	55'-0" X 30'-0"	1650.34
46	55'-0" X 30'-0"	1650.34
47	55'-1.5" X 20'-11"	1151.64
48	40'-2" X 33'-9.5"	1378.87
49	40'-0" X 21'-4"	853.59
50	40'-0" X 21'-4"	853.59
51	40'-0" X 25'-11"	1043.03
52	40'-0" X 21'-4"	853.59
53	40'-0" X 21'-4"	853.59
54	41'-1.5" X 18'-10.5"	841.74
55	41'-1.5" X 18'-10.5"	841.74
56	40'-0" X 21'-4"	853.59
57	40'-0" X 21'-4"	853.59
58	40'-0" X 25'-11"	1043.68
59	40'-0" X 21'-4"	853.59
60	40'-0" X 21'-4"	853.59
61	40'-0" X 32'-6"	1289.53
62	57'-10" X 27'-1.5"	1568.53
63	57'-10" X 30'-0"	1735.91
64	55'-4.5" X 27'-6.5"	1723.75
65	57'-0" X 27'-6.5"	1770.57
66	59'-4.5" X 30'-0"	1782.63
67	59'-4.5" X 26'-6.5"	1573.91
68	62'-0" X 25'-7.5"	1588.01
69	62'-0" X 30'-0"	1861.53
70	59'-6.5" X 27'-6.5"	1849.36
71	47'-0" X 27'-6.5"	1470.15
72	49'-4.5" X 30'-0"	1482.31
73	49'-4.5" X 25'-6"	1235.28
74	41'-11" X 24'-3"	1025.70
75	42'-3" X 30'-0"	1268.11

PLOT NO	PLOT DIMENSIONS	AREA (SQ.FT)
76	39'-9.5" X 27'-6.5"	1256.05
77	46'-11" X 27'-6.5"	1470.15
78	49'-4.5" X 30'-0"	1482.31
79	49'-4.5" X 23'-9.5"	1174.89
80	60'-6.5" X 23'-0"	1389.74
81	60'-6.5" X 30'-0"	1817.18
82	58'-1.5" X 27'-6.5"	1805.12
83	47'-6.5" X 27'-6.5"	1489.85
84	50'-0" X 30'-0"	1502.01
85	50'-0" X 23'-4.5"	1119.35
86	34'-7.5" X 54'-9"	2330.19
87	40'-1.5" X 58'-1"	2320.18
88	40'-1.5" X 57'-3.5"	2302.10
89	40'-1" X 55'-10"	2237.62
90	40'-1" X 54'-10"	2198.65
91	40'-1" X 54'-6"	2183.59
92	40'-1" X 54'-2"	2169.70
93	40'-1" X 53'-9.5"	2155.81
94	34'-6" X 48'-6"	2082.73
95	36'-0" X 49'-10"	2173.79
96	40'-1" X 54'-9"	2193.60
97	40'-1" X 54'-5"	2181.54
98	40'-1" X 53'-11"	2160.87
99	40'-1" X 53'-5"	2140.31
100	40'-1" X 53'-3"	2132.56
101	40'-1" X 53'-3"	2134.18
102	40'-1" X 53'-3.5"	2135.90
103	35'-2" X 48'-5"	2113.30
104	34'-2" X 52'-4"	1988.97
105	34'-2" X 52'-7"	1797.70
106	35'-4.5" X 50'-8"	1789.84
107	35'-4.5" X 48'-7.5"	1717.29
108	35'-4.5" X 46'-6.5"	1644.74
109	32'-2.5" X 44'-7"	1433.55
110	32'-0" X 42'-9"	1366.71
111	32'-0" X 40'-10.5"	1307.18
112	32'-0" X 38'-10.5"	1244.96
113	32'-0" X 36'-8.5"	1173.81

PLOT NO	PLOT DIMENSIONS	AREA (SQ.FT)
114	40'-0" X 34'-3"	1364.77
115	30'-8.5" X 21'-0"	645.95
116	30'-3" X 18'-0"	654.45
117	19'-4.5" X 29'-5.5"	684.48
118	20'-3" X 31'-11"	646.70
119	20'-3" X 31'-11"	646.70
120	20'-3" X 31'-11"	646.70
121	20'-3" X 31'-11"	646.70
122	20'-3" X 31'-11"	646.70
123	20'-3" X 31'-11"	646.70
124	20'-3" X 31'-11"	646.70
125	20'-3" X 31'-11"	646.70
126	20'-3" X 31'-11"	646.70
127	20'-3" X 31'-11"	646.70
128	20'-3" X 31'-11"	646.70
129	20'-3" X 31'-11"	646.70
130	20'-3" X 31'-11"	646.70
131	20'-3" X 31'-11"	646.70
132	17'-1.5" X 29'-9.5"	613.12
133	17'-1.5" X 30'-10"	638.95
134	20'-3" X 33'-2.5"	673.29
135	20'-3" X 33'-2.5"	673.29
136	20'-3" X 33'-2.5"	673.29
137	20'-3" X 33'-2.5"	673.29
138	20'-3" X 33'-2.5"	673.29
139	20'-3" X 33'-2.5"	673.29
140	20'-3" X 33'-2.5"	673.29
141	20'-3" X 33'-2.5"	673.29
142	20'-3" X 33'-2.5"	673.29
143	20'-3" X 33'-2.5"	673.29
144	20'-3" X 33'-2.5"	673.29
145	20'-3" X 33'-2.5"	673.29
146	20'-3" X 33'-2.5"	673.29
147	20'-3" X 33'-2.5"	673.29
148	22'-10" X 30'-9"	713.22
149	35'-0" X 17'-2.5"	725.39
150	39'-4.5" X 19'-8"	775.01
151	22'-4" X 26'-11"	604.94

PLOT NO	PLOT DIMENSIONS	AREA (SQ.FT)
152	19'-4.5" X 26'-11"	519.90
153	20'-3" X 25'-4"	510.64
154	20'-3" X 25'-5"	515.92
155	20'-3" X 25'-10"	521.19
156	20'-3" X 26'-0"	526.47
157	20'-3" X 26'-3"	531.96
158	20'-3" X 26'-6"	537.12
159	20'-3" X 26'-9.5"	542.51
160	20'-3" X 27'-0"	547.78
161	20'-3" X 27'-3"	553.05
162	20'-3" X 27'-8.5"	561.02
163	20'-3" X 28'-3"	571.46
164	20'-3" X 28'-9"	581.90
165	20'-3" X 29'-3"	592.56
166	20'-3" X 29'-9"	603.00
167	20'-3" X 30'-2"	612.79
168	20'-3" X 30'-4.5"	615.70
169	19'-7.5" X 25'-6.5"	722.48

COMMERCIAL PLOTS

PLOT NO	PLOT DIMENSIONS	AREA (SQ.FT)
SHOP 1	33'-3.5" X 103'-8.5"	3393.78
SHOP 2	41'-0" X 98'-1.5"	3994.52
SHOP 3	42'-4.5" X 91'-9.5"	3737.15
SHOP 4	41'-2" X 84'-4.5"	3436.08
SHOP 5	41'-2" X 75'-10.5"	3093.14
SHOP 6	55'-0" X 72'-6.5"	3879.67
SHOP 7	48'-11" X 72'-6"	3489.80
SHOP 8	49'-3" X 67'-9"	3320.26
SHOP 9	25'-6" X 59'-4.5"	1926.65

PUBLIC PLOTS

PLOT NO	PLOT DIMENSIONS	AREA (SQ.FT)
PP1	31'-5" X 45'-11"	1501.58
PP2	32'-6" X 40'-0"	1501.58

LUSH GREEN OSR PARK

FOR ALL YOUR HEALTH AND
LEISURE PURSUITS

A whopping 29,000 sq.ft (approx.)
recreation zone



An Imposing OSR Park
Rare luxury to unwind in a natural leisure zone

THOUGHTFUL NATURAL POLLUTION BARRIER

Rows of densely planted bamboo trees at the backend of OSR Park provide a natural sound and air pollution barrier. This thoughtfully created buffer enhances the serene atmosphere and provides an ample dose of clean, fresh air.

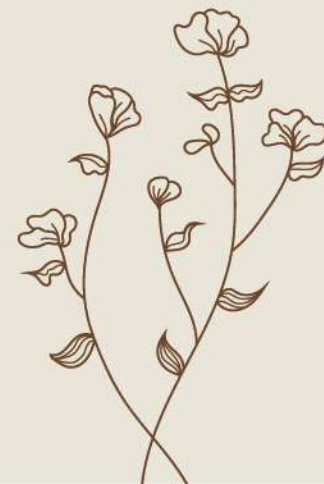


Children's Play Area
Give your kids a break from gadgets



Ample Seating Areas
Sit back and enjoy refreshing views all day long

Tree-Lined Walkways
Jog an extra mile with nature for company



Vibrant Outdoor Basketball Court
Run, dribble, pass, jump, shoot...
A big hi-five to sport



LED Streetlights

Ensures pedestrian safety and brightens up the scenic views



UTMOST SAFETY AND SECURITY

It promises to be a safe and secure environment to raise a family and is just a stone's throw away from a vibrant resident community of nearly a thousand families.

- LED streetlights
- CCTV around the property



WHEELCHAIR-FRIENDLY FEATURE

The entire property has thoughtfully provided ramps running parallel to stairs to enable the physically challenged to easily and safely navigate the site.

A HOME BUILDERS GUIDE

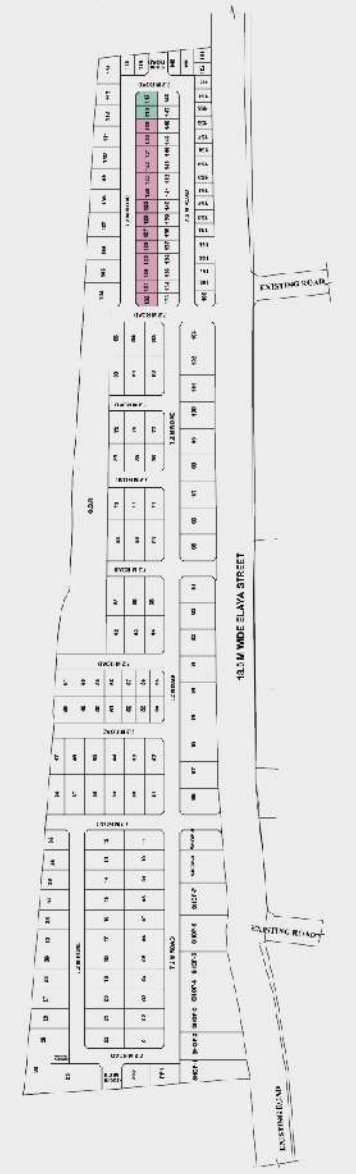
Floor Plan 1

Villa Size : 32'-7" x 20'-3"

Land Area - 660 sq.ft
 Ground Floor Area - 443 sq.ft
 First Floor Area - 565 sq.ft
 Second Floor Area - 356 sq.ft
 Terrace Area - 209 sq.ft
 Total Area - 1573 sq.ft



KEY PLAN



Floor Plan | 2

Villa Size : 30'-0" x 50'-0"

Land Area - 1501 sq.ft
 Ground Floor Area - 948 sq.ft
 First Floor Area - 889 sq.ft
 Terrace Area - 213 sq.ft
 Total Area - 2050 sq.ft



Floor Plan | 3

Villa Size : 60'-0" x 30'-0"

Land Area - 1800 sq.ft
 Ground Floor Area - 1138 sq.ft
 First Floor Area - 1078 sq.ft
 Terrace Area - 215 sq.ft
 Total Area - 2431 sq.ft



Floor Plan 4

Villa Size : 54'-3" x 40'-1"

Land Area - 2182 sq.ft
 Ground Floor Area - 1184 sq.ft
 First Floor Area - 1184 sq.ft
 Terrace Area - 164 sq.ft
 Total Area - 2532 sq.ft

GROUND FLOOR



FIRST FLOOR



KEY PLAN



PICTURE YOUR HOME IN THE FOLLOWING STYLES

CLASSIC



MODERN



YOU ARE NEVER FAR FROM CONVENIENCES

Tollgate Metro Station - 1 km
Tondiarpet Metro Station - 1.7 km
 VOC Nagar Suburban Railway Station - 100 m
 Central Station - 8 km
 K. K. Hospital - 1.3 km
 Apollo Hospital - 1.9 km
 Vaigai ENT Hospital - 1.9 km



PROMOTER'S REPUTE

Altis revolutionises the way homes, offices and social spaces are built. A comprehensive understanding of the real estate sector has helped the promoters construct 2.1 million sq. ft. of residential space. Altis is renowned for building a successful range of premium and luxury homes. Its steadfast commitment to on-time delivery and solid build quality is well documented. This has helped the brand garner trust and build a loyal customer base.

ONGOING PROJECTS



Palacio Court - Nungambakkam



Sri Lakshmi Vilas - Kotturpuram



Urbanville - Velachery



Oceanique - ECR

PAST ILLUSTRIOUS PROJECTS



Ashraya - Mangadu



Ecstasea - ECR



Horizon - Saligramam



Sky City - Vanagaram



Site Address: No. 114, Elaya Mudali Street, Adjoining Prince Village, Tondiarpet, Chennai - 600 081.

For Bookings, Call: 9025 641 641

www.altisproperties.in

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HOME LOANS BY



CMDA Planning Permit No. 15118 for layout No. 111/2022 vide Letter No. LI/7934/2020 dated 18.08.2022 and Greater Chennai Corporation vide No.SD/WDCN04/00687/2022 dated 27.10.2022
TNRERA No.TN/29/Layout/0250/2023 dt.23.01.2023 - ALTIS AAVAAS.



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Note: Values of the saleable area may slightly vary in the actual project.